

**CITY OF MILPITAS
UNAPPROVED**

PLANNING COMMISSION MINUTES

August 13, 2003

- I.
PLEDGE OF
ALLEGIANCE**
- Chair Nitafan** called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.
- II.
ROLL CALL**
- Present: Nitafan, Williams, Galang, Giordano, Hay, Lalwani and Sandhu
Absent: None
Staff: Faubion, Heyden, Oliva, Lindsay, Rodriguez and Rogge
- III.
PUBLIC FORUM**
- Chair Nitafan invited members of the audience to address the Commission on any topic not on the agenda, noting that no response is required from the staff or Commission, but that the Commission may choose to agendaize the matter for a future meeting.
- IV.
APPROVAL OF MINUTES
July 23, 2003**
- Chair Nitafan called for approval of the minutes of the Planning Commission meeting of July 23, 2003.
- Motion** to approve the minutes as submitted.
- M/S: Lalwani/Galang
- AYES: 7
- NOES: 0
- V.
ANNOUNCEMENTS**
- Tambri Heyden**, former Planning Manager, announced that she is the new Acting Planning and Neighborhood Services Director, and James Lindsay is the new Acting Planning Manager and staff liaison to the Planning Commission.
- James Lindsay, Acting Planning Manager**, announced that there will be two free, half-day workshops aimed at providing local governments with the tools to implement Smart Growth policies, plans and projects. If anyone is interested in attending, contact Veronica Rodriguez at 408-586-3271 and she will make the arrangements. **Commissioner Galang** asked what time the workshop starts and staff announced that the workshops are from 8:30 a.m. to 12:30 p.m.
- Commissioner Hay** congratulated Ms. Heyden and Mr. Lindsay on their promotions and Chair Nitafan supported the same comments.
- Commissioner Lalwani** reminded that the Art and Wine festival will be held on August 16 and 17, 2003 at Los Coches Street and Milpitas Boulevard.
- Commissioner Giordano** announced that she attended the Silicon Valley Manufacturing meeting on August 6, 2003 and they discussed the Rivermark housing project. Also, there will be a tour of BART on Friday October 17, 2003 from 8:00 a.m. to 12:30 p.m. hosted by the Santa Clara County Housing Acting Coalition. Mayor Jose Esteves will be sponsoring the tour and attendees will visit four to five sites of housing and see how it is integrated with BART.

Commissioner Giordano asked for staff input regarding a resident at Weller Ranch who has a satellite dish that is not in conformance with the antenna ordinance. She needs clarification on the existing ordinance and to see if the satellite dish could be grandfathered in with the ordinance so that it could be expanded to benefit anyone else that might be encountering the same antenna issue.

Ms. Heyden asked if staff could agendaize this topic to the next Planning Commission meeting so that staff can have time to reread the ordinance and to give an overview. Commissioner Giordano agreed and there was no objection from the Commission.

**VI.
APPROVAL OF
AGENDA**

Chair Nitafan called for approval of the agenda.

There were no changes to the agenda.

Motion to approve the agenda.

M/S: Lalwani/Giordano

AYES: 7

NOES: 0

**VII.
CONSENT CALENDAR
Item Nos. 3 and 4**

Chair Nitafan asked whether staff, the Commission, or anyone in the audience wished to remove or add any items to the consent calendar.

There were no changes from staff.

Chair Nitafan opened the public hearing on Consent Item Nos. 3 and 4.

There were no speakers from the audience.

**Close Public Hearing
Item Nos. 3 and 4**

Motion to close the public hearing on Consent Item No. 3 and continue Item. No. 4 to August 27, 2003.

M/S: Hay/Sandhu

AYES: 7

NOES: 0

Motion to approve the consent calendar on Consent Item Nos. 3 and 4.

***3 USE PERMIT NO. P-UP2003-27:** Request to operate a video store (Viet Video) in an existing 900 square foot retail space at Park Victoria Shopping Center, located at 84 South Park Victoria Drive, zoned C1-Neighborhood Commercial (APN: 088-04-078). Applicant: Oanh Bui. Project Planner: Kim Duncan, (408) 586-3283. (PJ #2339) *(Recommendation: Approval with conditions)*

***4 USE PERMIT AMENDMENT NO. P-UA2003-4** (*Continued from July 23, 2003*): A request to amend Use Permit No. 1023 to add live entertainment, extend hours of operation to 1:00 A.M. on weekends, and permit serving alcoholic beverages at an existing restaurant (Royal City) located at 90-94 S. Abel Street without adding required parking for these new uses at Abel Plaza, zoned MXD-TOD - Mixed Use with Transit Oriented Development overlay (APN: 22-40-045). Applicant: Young Thai (Royal City Restaurant). Project Planner: Staci Pereira, (408) 586-3278. (PJ#2316) (*Recommendation: Continue to August 27, 2003*)

M/S: Hay/Sandhu

AYES: 7

NOES: 0

VIII.

PUBLIC HEARINGS

Chair Nitafan opened the public hearing on Agenda Item No. 1.

1. VESTING MAJOR TENTATIVE MAP (P-MA2003-2), MITIGATED NEGATIVE DECLARATION (P-EA2003-8) and USE PERMIT NO. 157: 1405 Kennedy Drive. Applicant: The Riding Group. Staff Contact: Annalise Judd, (408) 586-3273.

Commissioner Sandhu noted that he lives close to Kennedy drive but did not receive a public hearing notice in the mail.

Kit Faubion, City Attorney, said that if he lives within 300 to 500 feet of the property, he needs to recuse himself from voting due conflict of interest with the project.

Chair Nitafan excused Commissioner Sandhu from the dais at 7:14 p.m.

James Lindsay, Acting Planning Manager, presented a request to subdivide a 3.6-acre parcel into 19 single-family residential lots in conformance with the existing zoning district development standards and to rescind Use Permit No. 157 regarding an existing church use, at 1405 Kennedy Drive, zoned R1-6, single family residential (APN: 029-41-024) and recommended to Council approval with conditions, consistent with the general plan and zoning ordinance.

Mr. Lindsay noted that staff has received over 20 responses to the public hearing notice (including one letter from Charles King, whose letter was posted in the Milpitas Post) and that the majority request that the church building remain to have another church move in. Mr. Lindsay stated that the City does not have the authority to dictate to the existing property owner who the buyer should be and that staff's recommendation is to approve the project to City Council.

In response to Commissioner Lalwani's clarifying question on why the property owner doesn't want to sell their property to another church, Mr. Lindsay noted that the City doesn't have the authority to dictate to the seller who the owner should be and that the City doesn't get involved in private real estate transactions.

Commissioner Giordano asked about increase in traffic flow in the residential area and how many parking spaces does the existing church have. Mr. Lindsay replied that the traffic flow for the residential subdivision is expected to have 17 additional peak hour trips in the morning and 19 additional peak hour trips in the evening, and that Saturday and Sunday, the traffic is expected to have minimal impact. In addition, a traffic consultant provided a report and the majority of increase of traffic would be on Park Victoria.

Commissioner Giordano asked what is the significance of naming the new residential subdivision Cameron Court. Mr. Lindsay replied that Cameron Court was taken from a street name list and doesn't know the historical significance of Cameron. Commissioner Giordano asked if staff could bring back some other names to the Commission to choose from and Mr. Lindsay said, "Yes".

Commissioner Giordano needed clarification on park fees and asked which fund is the \$470,000 of park fees from the applicant going to. Mr. Lindsay replied that according to the subdivision ordinance, a park fee is allowed and goes to a designated park fund account.

Commissioner Galang asked what is going to happen to the existing church to which Mr. Lindsay replied that the Church of Jesus Christ of Latter Day Saints plans on demolishing the church and will not allow another church to occupy the building.

Commissioner Galang asked if the church members are aware that the church is going to be demolished to which Mr. Lindsay replied that they are aware and that the church has already found a buyer.

Vice Chair Williams asked the following two questions: 1) If the permit should be denied, and there is indication that it might be used by another faith, what would be the typical timeframe be from your estimation of actual time that the new church would be operational and 2) Should this permit be approved, what would be the time that the homes will be available.

For question number one, Mr. Lindsay replied that the church has a Use Permit on the property. As far as occupying the property, as soon as the church would want to do that, the Use Permit has not expired and it would be an easy effort for an existing church to move in. For question number two, Mr. Lindsay went on to say that the applicant will address the Commission regarding when the homes will be ready and Mr. Lindsay reiterated that due to the faith of the existing church, they are the only ones that can enter the church and demolish it, and they do not want another faith relocating at their church.

Commissioner Hay noted that one of the letters of opposition received from staff states that the new homes will have an impact on the Milpitas Unified School District (MUSD), particularly Burnett school, and asked if the district was noticed. Mr. Lindsay replied that the district was noticed and the district had no comments. Mr. Lindsay went on to say that state law regarding new residential projects requires a school impact fee for new additions and new homes. It is estimated that the project would pay a \$100,000 school impact fee that will go to the MUSD district.

Regarding the Mitigated Negative Declaration, Commissioner Hay asked staff to clarify to the public the potential impacts.

Mr. Lindsay summarized the following impacts:

- Air quality impacts such as dust particles from the construction site. Mitigation measure is implementing best management practices for construction sites.
- Liquefaction during ground shaking. A procedure is required in the hillsides for earthquake hazards in the hillside, this is now required for residential projects in the valley floor. Additional studies are needed to demonstrate that the foundation system would be in compliance.
- Non-Point Source Pollution. Mitigation is to increase on-site infiltration of storm-water.
- Short-term construction noise impacts in the neighborhood. Mitigation is compliance with the City's noise ordinance.

Regarding the discussion earlier about Commissioner Sandhu being within 300 to 500 feet of Kennedy Drive, Commissioner Lalwani noted that the previous rule was within 300 feet and asked staff if the conflict of interest regulations have been increased from 300 feet to 500 feet, and also asked if letters were not sent out. Attorney Faubion responded that there are different scenarios and different regulations for potential conflict of interest and that the previous distance was less than 300 feet.

Commissioner Lalwani noted that staff received 22 e-mail communications and compared Charles King's letter that states he has received over 200 e-mails and needed clarification from staff. Mr. Lindsay replied that staff only received 22 e-mails and is guessing that the 200 count could be a typo.

Commissioner Lalwani asked staff where does the Sweet Spirit Christian Church hold their meetings and Mr. Lindsay replied that he did not know.

Chair Nitafan agreed with Commissioner Giordano to give the Commissioner authority in renaming the street. He also commented that he understands why staff cannot get involved in private real estate transactions because private owners are limited to what they can do.

Mr. Lindsay commented that it is the Planning Commissions responsibility to review land uses for the area and when property changes hands, the intentions of the new property owner will be subject to the City's regulations. He went on to say that the proposed owner does meet all of the City's guidelines as a permitted use in the zoning regulations.

Attorney Faubion confirmed what Mr. Lindsay said and added, "Unless the city is a party to private individuals, who the seller wants to sell to the city's regulatory process is triggered when an application is submitted and is the City's discretion on what land use application has been submitted. If the applicant wants to demolish the church and subdivide the land, staff would have to check regulations, the state's map act and zoning regulations, the City's discretion is limited".

Chair Nitafan introduced Tom Quaglia, the applicant.

Applicant Tom Quaglia with the Riding Group, 99 Almaden Boulevard, San Jose, proposes to develop the property per the existing general plan. He commented that a neighborhood meeting was held and the property owners were in attendance. He noted that the church has no intention of having another church group coming in. The Riding Group is buying the piece of land, and if he gains Planning Commission and City Council approval, then it will take about 14 to 15 months for build out of the homes.

Chair NitaFan opened the public hearing.

Don Peoples, 529 South Main street, representing himself, commented that the existing church has been well supported in this community, and has moved on to a larger area. He is concerned that it is very difficult for churches to locate in town. He is very involved in downtown and knows that there are several churches that want to locate there. He feels that there is already a shortage of parking in downtown and that the existing site should be given first priority to the church and the community will not be well served to the demolition of this church. His son attends Burnett school and there is not enough parking to accommodate the area. He urges the Commission to support the church.

Tim Howard, 491 Simus, is concerned about how long the building process will take and if staff will be involved in the architectural review. He feels that it would look funny to have 19 different homes and asked if there are any construction penalties for construction workers to hammer away in the morning time or on the weekends.

Don, 1797 Fairhill Drive, representing himself and neighbors, wants to know what the motivation is for building more homes in the area. He feels that there are already enough homes and too much traffic. He also asked how many churches are within a 6 to 8 mile radius. He is opposed to project and doesn't want to see any more problems to the City.

Joe Oliva, Principal Transportation Planner, 238 Ayer Lane, noticed that there are some mature trees in the existing location along Kennedy Drive and is concerned that the trees will be removed. He urges staff to preserve as many trees as possible.

Close Public Hearing

Motion to close the public hearing.

M/S: Hay/Giordano

AYES: 6

NOES: 0

Chair NitaFan asked staff to clarify the questions and concerns from the public.

In response to the concerned resident regarding the length of development, Mr. Quaglia commented that the homes will be built at the same time and that there will be a notice with the phone number of the job superintendent on site. He hopes that working hours will not be violated and that the construction crew will abide by all regulations.

In response to the concerned resident regarding the motivation for building new homes, Mr. Quaglia commented that the development is being proposed according to the general plan and land use policies and there is no motivation.

In response to Mr. Oliva regarding the mature trees, Mr. Quaglia responded that the trees along Kennedy Drive will be removed and replaced. Chair Nitafan asked if the Commission decided to retain the trees, would the applicant agree and the applicant responded that the trees would have to be removed because of utilities.

Mr. Lindsay added that staff supports the removal of the trees so that the utilities could be under grounded. Mr. Quaglia added that 40 additional trees will be installed.

In response to the concerned resident regarding traffic issues, Mr. Lindsay responded that there is expected to be an increase of 17 additional trip in the morning and 19 additional trips in the evening.

In response to the concerned resident regarding the nearest churches within a 6 to 8 mile radius, Mr. Lindsay did not have the information available.

Mr. Oliva added that during the operation of the school there is crossing guard at Fanyon that helps the children cross the street.

Commissioner Galang asked if the Commission is able to review the architectural design element. Mr. Lindsay commented that R1-6 zoning doesn't include the City's ability to review the design but does have standards that they will have to comply to the zoning district. Staff will ensure that the building is in compliance.

Commissioner Galang asked if there will be after school enforcement and Mr. Lindsay replied that that wasn't identified as a need and staff doesn't see it as a problem.

After evaluating the project area, Commissioner Giordano commented that there are approximately 350 to 400 homes and with 19 homes being added, it will have minimal impact. She noted that the homes are compatible with the neighborhood. There have been other challenging fill in projects, and this project fits well with the neighborhood. She supports the project. She also suggested that Karen Kahai (who passed away recently) be one of the names that staff chooses for the new street.

Commissioner Lalwani asked if there is anyone from the audience representing Sweet Spirit church and if so, have they contacted the property owner. There was no reply from the audience.

Commissioner Hay commented that staff is not able to make decisions when it comes to property rights and in this case, there isn't much of a conflict within those two sides of the issue, and the project is consistent with the zoning and general plan. The church has made a decision to sell the property and demolish the building. With that reason, he is supporting the project.

Vice Chair Williams expressed that he is in favor of the project to provide housing for the community, but is concerned with the amount of garbage that is accumulating at the site. He drove by the property and noticed that there is a pile of already existing trash and is concerned that it will become a magnet for more garbage. Ms. Heyden noted that staff will call BFI to have the trash removed.

Chair Nitafan commented that the City has very limited real estate and that every little area in Milpitas is precious. He agrees with fellow commissioners and views the development as being consistent, compatible, and the best use of the area. It will help increase our housing needs that are required by the state. He is in favor of the project.

Motion to approve Vesting Major Tentative Map (P-MA2003-2), Mitigated Negative Declaration (P-EA2003-8) and USE PERMIT NO. 157 with all of the conditions and recommendations noted in the staff report along with the a new condition that the street be renamed and brought back to approval at the next meeting.

M/S: Giordano/Galang

AYES: 6

NOES: 0

Attorney Faubion asked to be excused at Chair Nitafan excused her at 8:09 p.m.

Commissioner Sandhu returned to the dais at 8:10 p.m.

2. VTA'S VTP 2020 LONG RANGE TRANSPORTATION PLAN UPDATE (P-AD2003-13): Request to prioritize the list of the City's transportation projects for inclusion in the Santa Clara Valley Transportation Plan (VTP) 2020. *Staff Contact: Joe Oliva, (408) 586-3290.*

Joe Oliva, Principal Transportation Planner, presented a request to prioritize the following projects:

- Calaveras Boulevard Widening and Operational improvements
- Montague Expressway/Capitol Avenue Grade Separation
- Dixon Landing Road/North Milpitas Boulevard Intersection improvements
- Dixon Landing Road Widening

He noted that these projects are for inclusion in the Santa Clara Valley Transportation Plan (VTP) 2020 and recommended to Council prioritization of the transportation projects.

Commissioner Hay asked where the 80 million in funding is coming from. Mr. Oliva responded that there is a portion coming from the local streets and county roads fund that has an allocation of over \$400 million over a time frame of 20 years. Many cities and local districts are trying to become eligible for funding and would have to come up with a 12% match. He went on to say that the City has submitted the above recommendations and will probably get one or two of these projects funded. Staff is recommending that the Calaveras Boulevard widening be given first priority.

As a member of the City Council Transportation Subcommittee, Commissioner Hay commented that the 880/680 cross connector has been envisioned as a series of connections such as widening Calaveras Boulevard to six lanes and widening Mission Boulevard and Auto Mall Parkway. He said that negotiations have been going back and forth with the City of Fremont and feels that Fremont is not interested in investing their time and money to move forward. He supports widening Calaveras Boulevard.

Mr. Oliva commented that the City of Fremont is working on other commitments and does not see the cross connector happening anytime in the future.

Vice Chair Williams asked if the City of Fremont is going to continue with their plans of extending Fremont Boulevard to Dixon landing Road, connecting to McCarthy Boulevard and Mr. Oliva said that he doesn't see that happening anytime in the near future, especially because of the economy.

Regarding public safety, Vice Chair Williams asked if staff plans on connecting Curtis Avenue to Yosemite and Mr. Oliva responded that plans are going on about adding a pedestrian/bicycle crossing through Curtis Avenue and near Solectron's property over the Union Pacific Railroad. The city's desire is to turn Curtis Avenue into a residential street since the Parc North project will be taking access there.

Commissioner Giordano asked what comments were made at the Community Advisory Commission meeting. Mr. Oliva stated that the majority of concerns were related to pedestrian and bicycle safety and that currently, there is a four-foot sidewalk that has to accommodate both pedestrians and bicycles.

In regards to the Dixon Landing Road widening, Commissioner Giordano asked what would happen to the current railroad crossing. Mr. Oliva responded that one set of tracks have been purchased from VTA for BART and there are different vertical alignments involved, one being to build a bridge structure or bringing BART underneath, or leaving BART at grade. Those are the design options being carried forth.

In regards to safety, Commissioner Giordano asked if the railroad track gates would be expanded and Mr. Oliva responded, "Yes".

In regards to the recommended projects for prioritization, Commissioner Lalwani asked about potential problems concerning lack of funds. Mr. Oliva responded that the City has to go through a public input process to prioritize the list of projects to be incorporated into the plan, and decide which projects are most important to the City,

Commissioner Lalwani asked what would happen if the City couldn't come up with \$4.8 million dollars and Mr. Oliva responded that the VTA plan is updated every three years, so staff can reprioritize than if needed, so it doesn't preclude the city from moving forward.

For the Calaveras Boulevard widening, Commissioner Hay asked how is construction expected. Mr. Oliva said that they would have to remove both of the structures and rebuild them, meaning, two lanes would be removed, and traffic would have to shift over.

Regarding the priority list, Chair Nitafan feels that the most benefit to the City would be the following recommendations due to being within reachable goals.

- Calaveras Boulevard Widening and Operational improvements
- Dixon Landing Road/North Milpitas Boulevard Intersection improvements
- Montague Expressway/Capitol Avenue Grade Separation
- Dixon Landing Road Widening

Chair Nitafan opened the public hearing.

Rob Means, 1421 Yellowstone, feels that transportation projects do too little for residents, being that the majority of residents are either too young or too old to drive. He supports alternative transit such as an elevated electric feeder system that would support people instead of automobiles. He invites the public to come to the Milpitas Town Center to look at the personal transit system that should be discussed for future alternative transportation projects.

Commissioner Galang asked what a personal rapid transit system is and Mr. Means responded that it is a lightweight elevated electric driven technology, that is the size of an automobile. When an individual wants to go to a station, they get off a main line, while the rest of the cabs continue on the main line. He feels this transit system is the solution for the economics, social health and environmental impacts and service for people.

Ed Connor, 1515 North Milpitas Boulevard, feels that the City should look at modern methods of alternate transit, preferably a monorail system like the one located in Montreal. It uses a magnetic field that doesn't require electricity and is perfectly safe. It is ultra modern, can hold 15 to 30 people and there is no sound. He feels that the City should like at alternative modes of transportation.

Close Public Hearing

Motion to close the public hearing.

M/S: Hay/Williams

AYES: 7

NOES: 0

Commissioner Galang asked if the Calaveras Boulevard widening will impact the shopping center at the northeast corner of Calaveras going westbound. Mr. Oliva responded that an auxiliary lane would be put it to make the roads safer and that there could be potential problems.

Based on the public hearing, Chair Nitafan asked if the Commission is limited to making a decision. Mr. Oliva responded that VTA is asking for a priority list for local streets and country roads. Other forms of transportation and technologies are currently not on the list.

Chair Nitafan asked if we could use City funds for future technologies. Mr. Oliva responded, "Yes", and that currently, the federal government gives money for demonstration projects, which can be very competitive.

In response to the concerned residents regarding alternative transportation, Commissioner Hay commented that the automobile is part of our society for decades. The city is the gateway to Silicon Valley, as long as we have the jobs housing balance, all these vehicles come through Milpitas from other parts of the bay area. Regional traffic is impacting local traffic. We have to address the capacity problem. He is supporting staff's recommendation.

Motion to make the following recommendations to council to include in the VTA's VTP 2020 Plan.

- Calaveras Boulevard Widening and Operational improvements
- Dixon Landing Road/North Milpitas Boulevard Intersection improvements
- Montague Expressway/Capitol Avenue Grade Separation
- Dixon Landing Road Widening

M/S: Lalwani/Williams

AYES: 6

NOES: 1 (Hay – due to supporting staff's original recommendation)

IX. NEW BUSINESS

3. PRESENTATION OF PROPOSED CITY LIBRARY LOCATION ON MAIN STREET: City staff presentation regarding the city's new library location at the historic elementary school site at the southwest corner of N. Main Street and Weller Lane. *Staff Contact: Mark Rogge, (408) 586-3163*

Chair Nitafan introduced Agenda Item No. 5 under New Business.

Mark Rogge, Principal Engineer, presented a PowerPoint presentation of the City's proposed new library location at the historic elementary school site at the southwest corner of North Main Street and Weller Lane.

Commissioner Galang stated that he supports the two projects and asked if the Planning Commission will be reviewing the project design. Mr. Rogge commented that there is a preliminary design that will have to go forward to the Library Subcommittee and afterwards, the Planning Commissioner would be able to review.

Commissioner Galang suggested that if it is possible that the main entrance be placed in the back and Mr. Rogge said that it would be considered as an option.

Commissioner Giordano asked what is the life expectancy for both of the projects and Mr. Rogge replied that it is a 20-year expectancy.

Commissioner Lalwani expressed concern that the seniors might encounter problems crossing at Milpitas Boulevard and Mr. Rogge assured her that staff will be looking at the overall circulation and make sure that there is good access and good cross walks.

Commissioner Sandhu asked about the mold problem at the Senior Center and if it has been resolved. Mr. Rogge stated the staff is concerned about health and safety and will be evaluating both buildings to make sure they are completely clean. The roof is very leaky and mold grows, and staff has to make sure that the roof is complete and will be checking for lead. Staff has hired industrial hygienists to do a thorough check up of the buildings.

Commissioner Sandhu asked if staff has received permission to relocate to the Senior Center. Mr. Rogge commented that staff has hired a historical architect to make sure the building is being honored and preserved to keep it on the national registry list.

Commissioner Sandhu asked if staff is adhering to the project schedule and Mr. Rogge responded that staff has a lot of work ahead such as under grounding the utilities and street improvements. Staff is looking at about five years to complete the project.

Commissioner Hay commended staff on their presentation and commended Mr. Rogge and Greg Armendariz for coming up with the idea for relocating the library on Main Street and that it has generated excitement in the community.

Mr. Rogge said that this concept was attributed to the success of the Midtown Plan and the success from the Planning Commission and the Planning Department. Because of the Midtown Plan, the library concept fits in well.

Vice Chair Williams commented that he is glad that the overhead communication cables will be moved underground along Main street and asked staff if the maintenance yard near the Senior Center is going to be kept there. Mr. Rogge commented that staff is looking at a more appropriate location for the yard.

Chair Nitafan suggested that staff consider the BART location, traffic, and vibration from the railroad and Mr. Rogge agreed.

**X.
ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:38 p.m. to the next regular meeting of August 27, 2003.

Respectfully Submitted,

James Lindsay
Planning Commission
Secretary

Veronica Rodriguez
Recording Secretary